

MINUTES

Baltimore County Planning Board Meeting

November 2, 2017

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Note: A copy of the appendices is located in the official Planning Board file.

Minutes
November 2, 2017

Call to Order, Introduction of Board Members

Vice Chairwoman Berzins called the meeting to order at 4:05 p.m. The following members were:

<u>Present</u>	<u>Absent</u>
1. Ms. Christina Berzins	1. Mr. N. Scott Phillips
2. Ms. Nancy Hafford	2. Ms. Lori Graf
3. Mr. Mark Schlossberg	3. Mr. Todd Warren
4. Mr. Jon Herbst	4. Ms. Michelle Lipkowitz
5. Mr. Paul Hartman	
6. Ms. Cathy Wolfson	
7. Mr. Wayne McGinnis	
8. Mr. Rick Yaffe	
9. Mr. Howard Perlow	

County staff present included Andrea Van Arsdale, Jeff Mayhew, Kathy Schlabach, Lloyd Moxley, Jeff DelMonico, Teri Rising, and Josephine Visuvasa Selvakumar from the Department of Planning.

Review of Today's Agenda

Vice Chairwoman Berzins asked staff if any changes were made to the agenda. Mr. DelMonico indicated that no changes to the agenda were made.

Minutes of the October 19, 2017 Meeting

Vice Chairwoman Berzins asked the Planning Board members if they had any questions regarding the minutes from the October 19th, 2017 meeting. Mr. Hartman requested an amendment to notes one and three of the Citizen Input Meeting minutes to show that Herring Run and Community Greenway would be completed in conjunction with one another.

The Chair entertained a motion to accept the draft minutes. Ms. Hafford made the motion and Mr. Hartman seconded the motion, which passed unanimously at 4:08 p.m. Absent for the vote were Mr. Phillips, Ms. Graf, Ms. Lipkowitz, and Mr. Warren.

The Chair entertained a motion to accept the amendment to the draft minutes proposed by Mr. Hartman. Ms. Hafford made the motion and Mr. Perlow seconded the motion, which passed unanimously at 4:08 p.m. Absent for the vote were Mr. Phillips, Ms. Graf, Ms. Lipkowitz, and Mr. Warren.

Item for Introduction

1. Victoria Crossing Planned Unit Development (PUD) - Involvement of a Historic Structure

Vice Chairwoman Berzins introduced Mr. Jeff DelMonico with the Department of Planning. Mr. DelMonico provided the Board with a brief background on the historic Butler House. The Butler house was placed on the County's Final Landmark List on July 22, 1995 via County Council Bill #78-95. The Planned Unit Development (PUD) was submitted to the County Council and approved as Resolution 139-16. The Landmark Preservation Commission (LPC) recommended approval of the plan with advisory comments to the Planning Board on October 12, 2017. The Department of Planning recommends approval of the PUD with the LPC comments as presented.

Ms. Wolfson requested the minutes from the Citizen Input Meeting for Victoria Crossing PUD be made available to the Planning Board. Mr. DelMonico affirmed that the minutes will be distributed to the Board members.

Vice Chairwoman Berzins welcomed Mr. Jason Vettori, Esq., representing the PUD developer, who stated that the Board should consider only those issues that deal with the structure. Mr. Vettori suggested that the design of the units around the Butler House are not under the purview of the Planning Board. The LPC issued a Certificate of Appropriateness but then, according to Mr. Vettori, offered advisory comments beyond their focus since there is no historic setting.

Mr. Michael Greenspun, owner of the property, provided the Board with a review of the proposed development. Mr. Greenspun expounded on the history of the Butler House and detailed the structure's renovation process. The community benefit of renovating the historic building was approved by the County Council through Resolution 139-16. The interior will be restored to become a five bedroom, three and a half bathroom house. The plumbing, electrical wiring and insulation will be modernized. The LPC gave the exterior renovations approval with the Certificate of Appropriateness in October. Mr. Greenspun estimated that the total renovation costs would be around \$650,000. The proposed site has an open space directly in front of the house with a community garden. The Butler House will be the focal point of the development while the semi-detached units were designed to complement the historic structure. Mr. Greenspun explained that architectural elevations of the new units are meant to emulate the Butler House and bring a cohesiveness to the community.

The Vice Chairwoman discussed with staff the role of the Board in determining a recommendation. Mr. Jeff Mayhew explained that the role of this Board is to provide a recommendation to the Administrative Law Judge on how the entire development complements or impacts the landmark structure.

Mr. Yaffe indicated that the LPC was pleased with the overall PUD proposal but submitted advisory comments to express concerns with certain aspects of the architectural elevations of the proposed dwelling units. The LPC advised that more could be done to carry elements of the landmark structure onto the rear facades that face said structure. Mr. Yaffe stated that the site does not have a historic setting and believes the LPC comments are not germane. Mr. Yaffe showed support for the development and did not believe the PUD adversely impacts the historic landmark. Mr. Perlow said that the architectural elevations are in line with the Glyndon neighborhood and that the proposal is compatible with the surrounding community. Mr. Perlow did not find the rear elevations to be a concern as most home buyers are more focused on the front aesthetics. Mr. Schlossberg shared his belief that this PUD would be an improvement for the neighborhood and finds it to be respectful of the nearby historic district.

Mr. Mayhew indicated staff's belief that the PUD proposal is appropriate but the architectural modifications as advised by the LPC would enhance the project and help fulfill the required heightened PUD design standards set forth in the Baltimore County Code.

Adjournment of the Board Meeting

Vice Chairwoman Berzins called for a motion to adjourn the Board meeting. Mr. Schlossberg made the motion and Mr. McGinnis seconded the motion, which passed unanimously at 4:51 p.m. Absent for the vote were Mr. Phillips, Ms. Graf, Ms. Lipkowitz, and Mr. Warren.